HASTINGS LEGAL







# 12 Pinnaclehill Farm, Kelso

## Offers over £160,000

PROPERTY & LEGAL

2 bed | 1 public | 1 bath

Council Tax C

EPC : C (76)

### HIGHLIGHTS

- Pleasantly positioned towards the edge of town
- Well-proportioned accommodation throughout
- Excellent built-in storage
- Ample off-street parking
- Excellent opportunity for a range of purchasers





12 Pinnaclehill Farm is a two-bedroom semi-detached property, pleasantly positioned towards the edge of town within a quiet and desirable cul-de-sac location. The property offers well-proportioned accommodation throughout, complemented by excellent built-in storage, making it a practical and comfortable home. Ideally suited to first-time buyers, a small family or those looking to downsize, the property provides a great opportunity for a range of prospective purchasers. Externally, the property benefits from ample off-street parking to the front, including a useful car port. Further outdoor space is provided by gardens to both the side and rear, offering excellent potential for relaxing and enjoying the outdoors.

**Location**
Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience. • Amenities: The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade. • Schooling: Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families. • Population: As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities. • Transport Connections: The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

**Accomodation Summary**
Hall, Sitting room, Kitchen/Dining room, Shower room with wash hand basin and WC. Landing, Two bedrooms.

**Services**
Mains Electricity, Gas, Water and Drainage.

**Viewing & Home Report**
A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

**Price & Marketing Policy**
Offers over £160,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase